Expiry Date - 22/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0412/24 Recommendation – APPROVE

Site: 39 Wiston Avenue Worthing West Sussex BN14 7QX

Proposal: Proposed single storey rear and side extensions. Conversion and extension of existing detached garage to form home office. Application to vary condition no. 1 of approved AWDM/1885/22 to a flat roof.

Date of site visit: 24/04/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Wiston Avenue, opposite the junction with Alfriston Road, within a residential area of Worthing. The property comprises of a semi-detached, two-storey house with brick elevations, a tile hung bay to the front and a hipped roof. The property is set back from the road behind a brick wall, front garden and driveway leading to the garage at the rear of the house. There is a good size garden to the rear of the property.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for an amendment to condition 1 of the previously approved side and rear extension. The change in the plans is to provide a flat roof on the side extension with a parapet wall to the street scene.

Resultant of this change is a small increase in the eaves height of the proposal. All other aspects of the proposal are set to remain the same including the footprint and rear aspects of the exiting approved scheme.

Relevant Planning History:

AWDM/1885/22: Proposed single storey rear and side extensions. Conversion and extension of existing detached garage to form home office. Granted 03/02/2023

Consultations:

WSCC Highways - This application seeks the variation of Condition 1 of approved application AWDM/1885/22 to allow for a change to the plans. WSCC in its role as Local Highway Authority (LHA) provided consultation advice for application AWDM/1885/22, raising no highway safety concerns.

From inspection of the plans, the proposed changes appear minor, relating only to the provision of a flat roof. This change would not be anticipated to adversely impact upon highway safety. Therefore, no concerns would be raised to the proposed variation of Condition 1.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed alteration to the side extension would be visible from the road and within the street scene. The extension is narrow in width and set back behind the front of the house and would not appear dominant or intrusive in the street scene. There are other examples of similar extensions in the area and the proposal would not appear out of keeping with development in the locality.

The alteration would see the previously pitched roof alter to a flat roof with a parapet wall to the front. Whilst this will add bulk to the extension it is still considered to be a subservient addition which would not dominate the street scene.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected property is the neighbours to the side at No. 41.

The extension will not be increasing is size from that already approved with the windows remaining in the same location thus not causing any overlooking that would be unacceptable. The only alteration is the increase in the eaves height, this will have an impact on the neighbour due to the increase in height closer to the boundary. Whilst the maximum height is reduced there will be a greater presence from the extension. However with the small separation distance from the neighbour it is not considered that the extension would overbear or overshadow to a level that would be demonstrable to the application.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Time limit of original application
3. Matching materials

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Finlay Gardner Date: 21/05/2024

Authorised by: Louise Prew Date: 22/05/2024